

21.12 ELIZABETH ISLAND

20/01/2011
C2

This Clause provides local content to support all Clauses of the State Planning Policy Framework.

21.12-1 Overview

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Elizabeth Island is rural freehold land held in single ownership and is isolated and constrained by its geographical location and infrastructure limited to a private jetty and barge landing. The Island contains a dwelling used for tourism accommodation, a caretaker's dwelling and a shed.

Key issues

- Responding to the effect of any change in land use or development on the Island's environmental and coastal values.
- Managing constraints of access, isolation and infrastructure that impact directly on the existing tourism facility operating on the island.
- Ensuring that any further development of the Island is in accordance with the geographical and environmental constraints of the Island.

Objective 1 To retain the Island's contribution to the biodiversity values of Western Port Bay.

Strategy 1.1 Ensure that use or development does not adversely impact on the Island's contribution to flora and fauna values of Western Port Bay.

Objective 2 To ensure that the tourism uses do not compromise the environmental values of the Island.

Strategy 2.1 Ensure land use and development is in accordance with the infrastructure and environmental constraints of the Island.

21.12-2 Implementation

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These strategies will be implemented by:

Zones and overlays

- Applying the Rural Activity Zone to the whole of the Island to reflect the existing tourism use that occurs on the Island.
- Applying the Significant Landscape Overlay to areas with high scenic values and significant landscape areas.